

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 12, 2004 PLANNING COMMISSION MEETING

P.A.S.: Annexation #04007
Change of Zone #04009

PROPOSAL: ANN#04007 - To annex 53.32 acres for residential development in conjunction with the preliminary plat of Big Thomson Creek 1st Addition.

CZ#04009 - To change the zoning from AG to R-3 on 53.32 acres for residential development in conjunction with the preliminary plat of Big Thomson Creek 1st Addition.

LOCATION: Northeast of South 56th Street and Yankee Hill Road.

LAND AREA: Approximately 53.32 acres.

CONCLUSION: These annexation and change of zone requests are in general conformance with the Comprehensive Plan.

RECOMMENDATION:

Annexation #04007	Find that this request is in conformance with the Comprehensive Plan and Approval
Change of Zone #04009	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION:	ANN#04007	See attached legal description.
	CZ#04009	See attached legal description.

EXISTING ZONING:	AG Agriculture	EXISTING LAND USE:	Agriculture
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PROPOSED ZONING: R-3 Residential

SURROUNDING LAND USE AND ZONING:

North:	Residential (Big Thompson Creek under development)	R-3
South:	Residential	AGR
East:	Agriculture	AG
West:	Residential	AGR

ASSOCIATED APPLICATIONS:

PP#04004 - The preliminary plat of Big Thompson Creek to create 336 lots and five outlots.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The future land use map designates urban residential land use for this area.

Page F31 - This area is shown as Priority Area A of Tier 1 within of the City's Future Service Limit. Lands within Priority Area A should be provided with basic infrastructure within 12 years of adoption of the Plan.

The Comprehensive Plan's Annexation Policy is found on pages F-154 and 155 of the 2025 Comprehensive Plan. Some relevant excerpts are as follows:

Page F154 - The provision of municipal services shall coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary water services) beyond the corporate limits of the City.

- The extension of water and sanitary sewer services shall be predicated upon annexation of the area by the City. City annexation shall occur before any property is provided with water, sanitary sewer, or other potential City services.

- Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed; land which is contiguous to the City and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.

- Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.

UTILITIES: Water- Funding for the extension of the 24" water main in South 56th Street is shown in the Capital Improvement Program (CIP) through the year 2009.

Sanitary Sewer - The approximate north half of Big Thompson Creek 1st Addition can be served by connecting to the sanitary sewer in Thompson Creek subdivision adjacent to the north. However, there is not capacity in trunk sewer to accommodate those lots south of Bridle Lane until the Beal Slough Trunk Sewer Relief Project is completed. When done, the project

will provide adequate capacity to support this portion of the development. Funding for the relief trunk sewer is shown in the CIP through the year 2008.

PUBLIC SERVICE: Annexation is necessary for connection to the City's water and sewer systems. After annexation, all municipal services will be provided. Engine #6 at South 48th and Claire Streets is the nearest existing fire station, although this plat shows a potential future fire station site on Lot 5, Block 1. Gere Library is located at South 56th and Normal Blvd, and a potential future school site is shown on the property immediately east of this project. A future neighborhood park is to be collocated on the school site.

ANALYSIS:

1. This request represents the approximate south one-half of Big Thompson Creek 1st Addition. The site is outside the city limit, but within the Future Service Limit and must be annexed to receive City services.
2. Annexation policy of the Comprehensive Plan:

-To not extend water and sanitary sewer services beyond the city limits. Annexation shall occur before any property is provided water, sanitary sewer, and other city services.

Sanitary sewer service is available to the site. However, the lots south of the proposed Bridle Lane cannot be developed until the Beal Slough Trunk Relief Project is completed and adds additional capacity to the system.

-Land which is contiguous and generally urban in character may be annexed.

The area is contiguous, and the preliminary plat shows urban-density development.

- Annexation generally implies the opportunity to access all City services.

The area is within the future service limits.

- Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city."

Funds have been allocated in the C.I.P. to provide utilities to serve this area.

3. In June, 2003, the approximate north one-half of this development was annexed and the zoning was changed from AG to R-3 for the Big Thompson Creek preliminary plat. The associated preliminary plat includes both Big Thompson Creek and 53 acres of land adjacent to the south.
4. The proposed change of zone to R-3 will allow development as shown on the preliminary plat of Big Thomson Creek, with 336 residential lots.
5. An annexation agreement among the owners and the City of Lincoln is required.

CONDITIONS:

Annexation #04007

1. The owners will enter into an annexation with the City of Lincoln.

Prepared by:

Brian Will, AICP, 441-6362, bwill@ci.lincoln.ne.us
Planner
April 27, 2004

APPLICANTS: Ridge Development Company,
Southview, Inc., Pine Lake Heights
Joint Venture
3355 Orwell Street, Suite 100
Lincoln, NE 68516

OWNERS: Ridge Development Company, Northwoods, LLC
Southview, Inc., Pine Lake Heights 7000 S. 56th Street
Joint Venture Lincoln, NE 68516
3355 Orwell Street, Suite 100
Lincoln, NE 68516

CONTACT: Mark Palmer
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

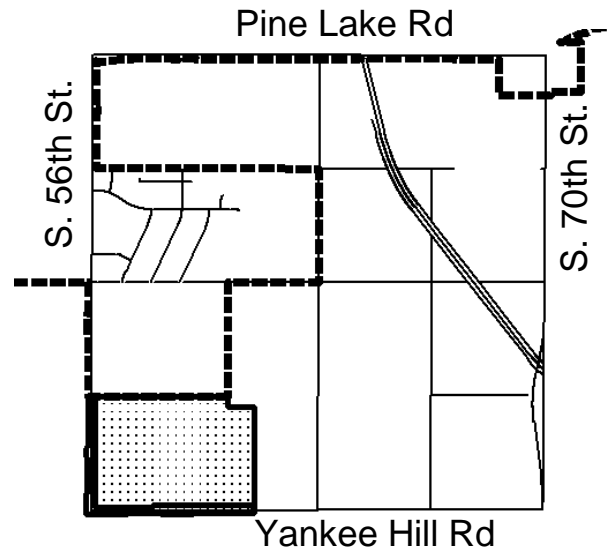
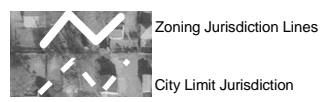


2002 aerial

Annexation #04007 **Big Thompson Creek 1st** **S. 56th & Yankee Hill Rd.**

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 21 T9N R7E



FEB 13 2004

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 39 I.T., AND A PORTION OF LOT 55 I.T., LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 39 I.T., SAID POINT BEING 33.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 04 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 39 I.T., SAID LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,291.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 39 I.T., THENCE NORTH 89 DEGREES 56 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 39 I.T. AND THE NORTH LINE OF LOT 55 I.T., A DISTANCE OF 1,538.45 FEET TO A POINT, THENCE SOUTH 00 DEGREES 18 MINUTES 08 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT, THENCE NORTH 89 DEGREES 56 MINUTES 49 SECONDS EAST, A DISTANCE OF 312.84 FEET TO A POINT, THENCE SOUTH 00 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 1,161.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 55 I.T., SAID POINT BEING 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 89 DEGREES 51 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 55 I.T., SAID LINE BEING 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2.56 FEET TO A SOUTH CORNER OF SAID LOT 55 I.T., THENCE NORTH 75 DEGREES 24 MINUTES 13 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 55 I.T., A DISTANCE OF 78.59 FEET TO A SOUTH CORNER OF SAID LOT 55 I.T., SAID POINT BEING 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 89 DEGREES 51 MINUTES 10 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 55 I.T., SAID LINE BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,000.00 FEET TO A SOUTH CORNER OF SAID LOT 55 I.T., THENCE SOUTH 88 DEGREES 54 MINUTES 05 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 55 I.T., A DISTANCE OF 104.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55 I.T., SAID POINT BEING 58.26 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 39 I.T., A DISTANCE OF 25.26 FEET TO THE SOUTHEAST

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Wednesday, January 21, 2004

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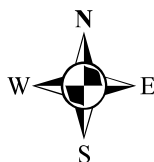
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2002 aerial

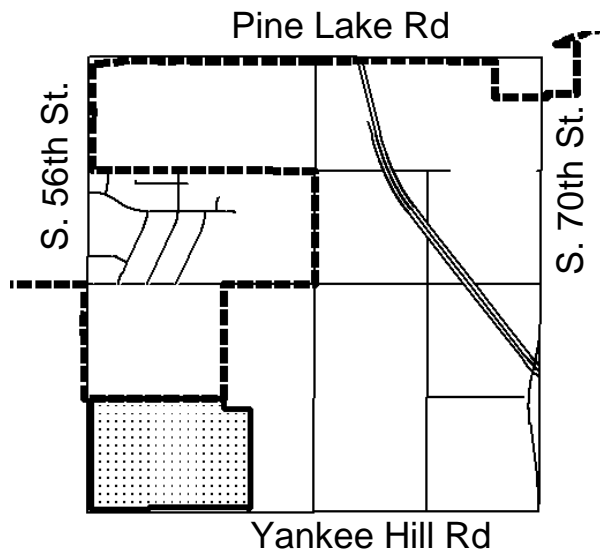
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One Square Mile
 Sec. 21 T9N R7E



Zoning Jurisdiction Lines
 City Limit Jurisdiction



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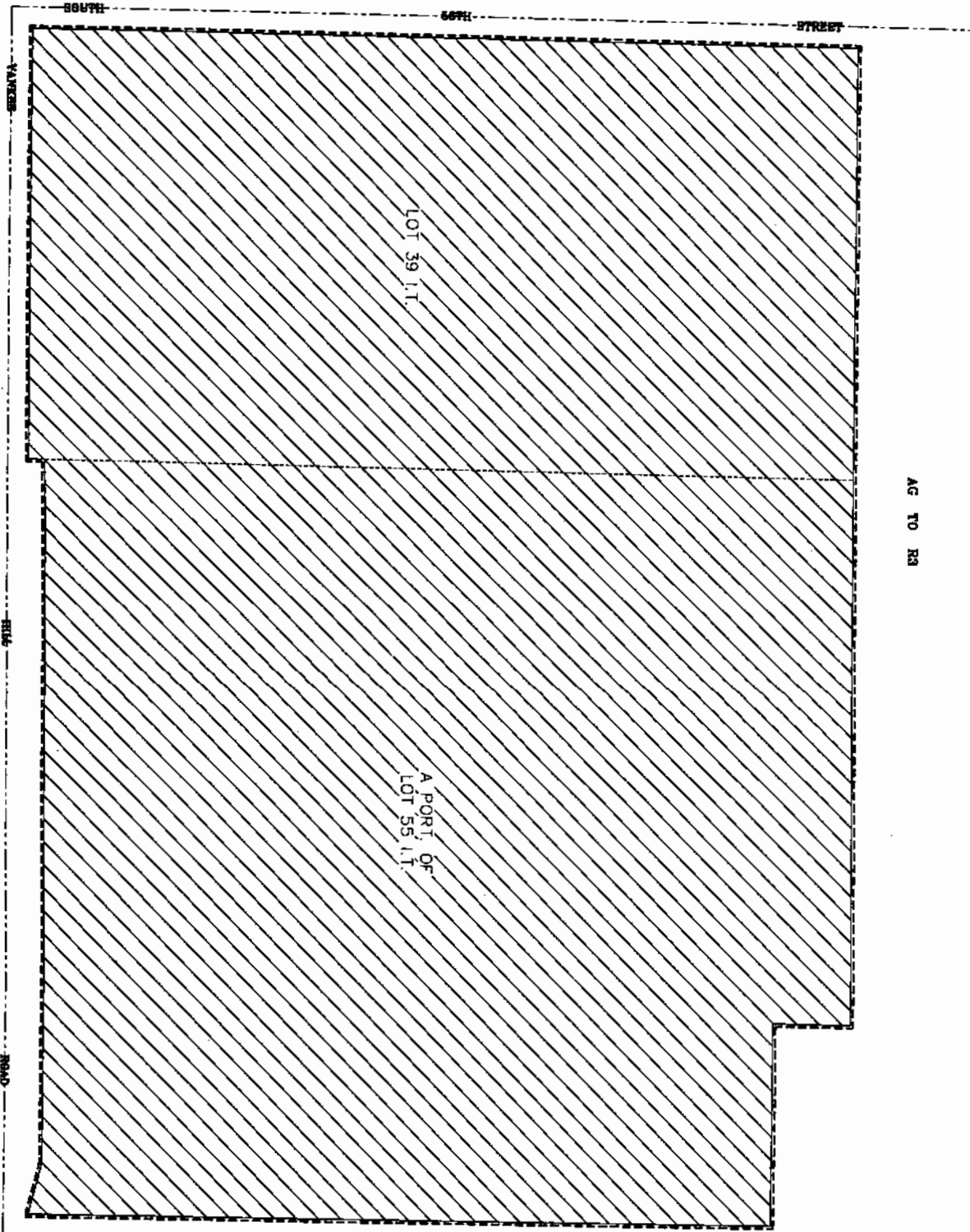
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SCALE 1"=100'



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